

TOWN OF LAKEVILLE
Project Review Committee for 43D
Meeting Minutes
October 14, 2020 – 7:00 PM
REMOTE LOCATION

On October 14, 2020, the Project Review Committee for 43D held a meeting at 7:00 PM remotely from various locations. The meeting was called to order at 7:00 PM by Chairman Knox. Members present were: Mark Knox; Christopher Spratt; Nathan Darling; Richard LaCamera; Elizabeth Nash; Robert Bouchard; Matthew Perkins, Michael O'Brien and John Olivieri, Jr. LakeCAM was recording the meeting for broadcast.

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the September 9, 2020 public meeting of the **Project Review Committee for 43D** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

43D Pre-Application Meeting with Rhino Capital LLC regarding Lakeville Hospital Property Development

Present for the discussion were Tyler Murphy – Rhino Capital LLC, Attorney Robert Mather – Applicant's Counsel, Four VHB Representatives for the Applicant and Scott Turner – Environmental Partners Peer Review for the Town. Chairman Knox begins the discussion by explaining that Rhino Capital is going to be discussing their application for the Lakeville Hospital Property.

Tyler Murphy presented and reviewed with the Committee a Chapter 43D Development Checklist. He said there will be three permits that they will be applying for through the Town, which are the Order of Conditions from the Conservation Commission, a new construction septic permit from the Board of Health and a Special Permit and Site Plan review from the Planning Board will be required. He reviewed the list of plans that will be submitted and noted there will be elevations of all sides of the building provided. He spoke briefly about rooftop units and explained that building will only be heated, so that there will be less rooftop units. He explained that they did review the requirements for an Earth Removal Permit but as of right now, they are planning to utilize everything on site.

Member Darling speaks about the requirements for abutter notification. Member Nash asks about the plantings and would like to see the details of what plants will be installed. Member Bouchard speaks about utilizing digital copies rather than paper copies for the plans to be provided. Chairman Knox agrees that the Planning Board would like digital copies as well.

Scott Turner spoke on two items that he wanted the Committee to consider in addition to what is currently being provided. The first is requesting some kind of fiscal information or tax revenues, those figures might be helpful to the Planning Board. The second item is that there will be a MEPA filing, which is a review process done at the State Level and requires a related State Permit, done for this project, which the Town will receive a copy.

Member Darling agrees that an Earth Removal Permit won't be necessary but he asks that they request a vote from the Board of Selectmen to confirm that is correct and to acknowledge that any material that is taken off site will be Hazardous Waste or Environmentally Impacted Materials. He noted that the local special permits should make clear that it is a special permit under the DOD District along with Site Plan Review and that they are two separate processes that can be run together. He asks the Conservation Commission to confirm that only a Notice of Intent is required for the project. He explains that for the Board of Health, they will not only be looking for the septic approval but they will also want a water allocation permit and have potability testing. He said that the Historical Commission will need to hold a hearing to approve the demolition of the building.

Tyler Murphy presents the Proposed Public Hearing Review Schedule for the project. There is discussion on how each of the Committees and Boards hold their hearings on different schedules and how that can be coordinated. All 43D Members are asked to go back to their groups with the schedule and figure out which day works best for them to hold a separate meeting for the project. There is clarification that all members of the Committees and Board will be able to attend on a certain date and time and not just the representatives of the 43D Committee.

The Committee discusses the amount of time and they will need in order to go back to their groups and review the timeline and the submission of permit application documentation. Member Darling speaks about making sure there isn't an inadvertent constructive approval. The Committee agrees Town Council should be consulted on the timeline and Tyler Murphy agrees on the date of October 28, 2020 to finalize both documents.

Introduce New 43D Permit Coordinator

Member LaCamera updated the Committee on the search for a 43D Permit Coordinator. He explained that the Board of Selectmen have it on their next meeting agenda for vote but he is unable to share who that is for this meeting. He will get that information back to the Board as soon as he can.

Review and Approve Meeting Minutes of September 9, 2020 and September 15, 2020

Upon a motion made by Mr. Knox and seconded by Mr. Darling, it was:

VOTED: To approve the September 9, 2020 minutes as presented.

Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstain; Robert Bouchard - Aye; Matthew Perkins - Aye, Michael O'Brien - Aye and John Olivieri, Jr. - Aye

Upon a motion made by Mr. Knox and seconded by Mr. Olivieri, it was:

VOTED: To approve the September 15, 2020 minutes as presented.

Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstain; Robert Bouchard - Aye; Matthew Perkins - Aye, Michael O'Brien - Aye and John Olivieri, Jr. - Aye

New Business/Old Business

There is no New Business or Old Business to discuss at this time.

The 43D Committee agrees that the next meeting will be on Wednesday, October 28, 2020 at 7 PM.

Adjournment

Upon a motion made by Mr. Knox and seconded by Mr. LaCamera, it was:

VOTED: To adjourn the Project Review Committee for 43D Meeting at 8:10 PM.

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O’Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – aye.

List of documents provided at the Project Review Committee for 43D Meeting of October 14, 2020

1. Chapter 43D Development Checklist – Presented by Rhino Lakeville Development, LLC
2. VHB Proposed Public Review and Peer Review Schedule for Lakeville Hospital Redevelopment Project dated October 15, 2020